

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Earl Pettiford

Phone #: 5231

Form Initiated Date: 7/12/2011

Complete by Date: 7/12/2011

1. Address: 2129 Emerson Avenue North

2. Property Identification Number (PIN): 16-029-24-13-0063

3. Lot Size: 9,263 SF

4. Current Use: Four unit residential building.

5. Current Zoning: R2B

6. Proposed future use (include attachments as necessary): Four residential rental units.

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: This property was acquired to pass through to Urban Homeworks who will renovate this fourplex and then operate it as a rental property.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: The lot size exceeds the minimum lot area for a single family home.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒

No ☐

If yes, what applications? The property has lost nonconforming rights to a four family dwelling. At minimum, a rezoning to R3 would be required to reestablish a four unit building.

11. Comments: _____

Completed by: Jake Steen Date: 7/13/2011

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: West Broadway Alive

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Emerson as a Community Corridor and the West Broadway Alive plan designates this area as Urban Neighborhood in Development District 1, which would be appropriate for low to medium-density with single-family homes to small (4-16 unit) apartment buildings.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒

No ☐

If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐

No ☒

If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐

No ☒

If Yes, what type of development? _____

Comments: _____

Completed by: Jim Voll Date: 7/18/2011

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review	by: <u>Barbara Sporlein</u> Date: <u>7/20/2011</u>
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PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments by: Wes Butler Date: 7/22/2011
Comments: Mf concurs

Single-Family Housing Staff Comments by: Elfric Porte, II Date: 7/22/2011
Comments: Single Family supports the disposition strategy as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 7/22/2011
Comments: Development scenario appears consistent with adopted real estate procedures.

Business Development Staff Comments by: Kristin Guild Date: 7/22/2011
Comments: Business Development supports the renovation and reactivation of this residential property.

Economic Development Director Review	by: <u>Cathy Polasky</u> Date: <u>7/22/2011</u>
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PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review	by: <u>Tom Streitz</u> Date: <u>7/25/2011</u>
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EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.